

State Use 101
Print Date 11/3/2021 2:50:15 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
COCHRAN ADAM W COCHRAN SUSAN V 33 ATHENS ST SPRINGFIELD MA 01108 GIS ID F_374290_2854441												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		90000		90,000																									
												RES LAND		101		70100		70,100																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		4100		4,100																									
				SUPPLEMENTAL DATA																																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
												Total		164,200		164,200																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
COCHRAN ADAM W COCHRAN ADAM W & SUSAN V, WYAND ROBERT G + SUSAN K, GERWINNER WALTER J HEIRS GEWINNER WALTER J				16008 0582		06-22-2006		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				11467 0090		01-04-2001		U		I		118,000				2021		101		86,400		2020		101		81,900		2019		101		80,100											
				08900 0040		07-28-1994		U		I		98,000						101		65,000				101		65,000				101		63,000											
				07842 0172		10-30-1991		U		I		1		1A				101		4,100				101		4,100				101		4,100											
				01799 0503		05-29-1945		U		I		0																															
				Total												Total		155,500		Total		151,000		Total		147,200																	
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																	
				Total		0.00												Appraised BLDG. Value (Card)										90,000															
ASSESSING NEIGHBORHOOD														Appraised Xf (B) Value (Bldg)										0																			
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg)										4,100																							
0001						101		MF		Appraised Land Value (Bldg)										70,100																							
NOTES														Special Land Value										0																			
														Total Appraised Parcel Value										164,200																			
														Valuation Method										C																			
														Adjustment																													
														Net Total Appraised Parcel Value										164,200																			
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result															
																		03-05-2018						333		3		MEAS+INSPCTD															
																		10-02-2006						250		22		MAILER SENT															
																		04-09-2004						319		2		MEASURED															
																		06-12-1990						131		3		MEAS+INSPCTD															
																		04-30-1980						500		3		MEAS+INSPCTD															
LAND LINE VALUATION SECTION																																											
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing				Size A		Adj Unit Pric		Land Value			
1		101		ONE FAM		RC								11,560		SF		7.98		0.760		3		LAND		1.00		MF		1.00				0				1.000		6.06		70,100	
Total Card Land Units														0.27		AC		Parcel Total Land Area: 0.27										Total Land Value										70,100					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	2	PLASTER	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	90.61	
Interior Floor 2	4	CARPET	RCN	157,929	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	90,000	
FBM Sqft	403		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	240	28.18	1950	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	672		21.41	14,386
EFB	ENCL PORCH	0	200		32.21	6,442
FFL	1ST FLOOR	672	672		107.36	72,147
SFL	2ND FLOOR	605	605		107.36	64,954
Ttl Gross Liv / Lease Area		1,277	2,149	1,471		157,929

